



GLEN HEATON

exp<sup>®</sup> UK

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01617 062054

# 2 Oakland Avenue, Offerton

Offers Over £425,000

4 1 2



- Please Quote Ref GH702
- Off Road Parking
- Integral Garage ( Potential To Convert )
- Cellars
- Large South Facing Garden
- Immaculate Condition Throughout
- Walking Distance To Outstanding School's
- Huge Potential To Extend Up Into The Loft
- Woodland Walks And Park's Close By
- Excellent Transport Links





Open Day Saturday 8th February, Call The Office To Book Your Time Slot.

Welcome To Oakland Avenue, An Extended Bay Fronted Four Bedroom Semi Detached Home.

13:025, 1:35 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
2 Oakland Avenue STOCKPORT SK6 5AA	Energy rating <b>D</b>	Valid until: 28 January 2035 Certificate number: 2617-3046-0209-6995-1209																																
Property type	Semi-detached house																																	
Total floor area	126 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>65 D</td> <td>69 C</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	65 D	69 C	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificate.service.gov.uk/energy-certificates/2617-3046-0209-6995-1209/printview>

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